

FARMER & DYER

RESIDENTIAL SALES & LETTINGS



**TENBY AVENUE, CAVERSHAM
READING, RG4 6QG**

£1,650 pcm

****Re-decorated & Re-carpeted**** Spacious and well presented three bedroom semi detached home. Includes modern kitchen, lounge/diner, three bedroom, family bathroom. Enclosed rear garden, driveway and garage. Unfurnished and available now

No.1 Prospect Street, Caversham, Reading, Berkshire RG4 8JB
T 0118 946 1800 W www.farmeranddyer.com
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NB

Rent excludes the tenancy deposit and any other permitted payments.

A holding sum of £380.77 (based on the advertised rent), is required to reserve this property.

Deposit payable is £1903.85 (based on the advertised rent)

EPC Rating: D- Council Tax Band: C

Please contact us for further information or visit our website www.farmeranddyer.com

ENTRANCE

Double glazed door to

ENCLOSED ENTRANCE PORCH

With store cupboard with meters and front door to

RECEPTION HALL

With radiator, oak style flooring, staircase to first floor

LIVING/DINING ROOM

With rear aspect double glazed window and matching double glazed sliding patio doors to garden, oak style flooring, large understairs storage cupboard, two radiators

**KITCHEN**

Fitted comprising single drainer stainless steel sink unit with mixer tap and cupboard under, further range of both floor standing and wall mounted eye level units with laminated edged work surfaces and tiled surrounds, gas cooker with fitted extractor hood, washing machine, integrated fridge, front aspect double glazed window

STAIRCASE FROM RECEPTION HALL TO FIRST FLOOR LANDING

With access to loft space above and built in linen cupboard with shelving

BEDROOM ONE

With rear aspect double glazed window, radiator, built in wardrobe with cupboard space above

**BEDROOM TWO**

With rear aspect double glazed window, radiator



BEDROOM THREE

With front aspect double glazed window, radiator, built in wardrobe with cupboard space above and further built in airing cupboard housing gas boiler and foam dipped hot water tank, cupboard space above



BATHROOM

Comprising panelled bath with independent shower unit and glass deflector, wash hand basin with tiled surrounds, radiator, built in cupboard with front aspect obscure double glazed window



SEPERATE W.C.

With front aspect obscure double glazed window

REAR GARDEN

At the rear of the property is a garden with lawn and pathway with timber fence enclosures



OUTSIDE

The front of the property is entered via driveway leading to

INTEGRAL GARAGE

With up and over door, power and light with off road parking in front

FRONT GARDEN

Lawned garden area and hardstanding with brick enclosed beds and timber fence enclosures

DIRECTIONS

Proceed north up Prospect Street, at traffic lights fork left into Peppard Road, continue to Emmer Green turning right into Lowfield Road, left into Galsworthy Drive and right into Tenby Avenue

COUNCIL TAX

Band C

PROCEDURE

To qualify financially for this property, a tenant must have a salary level either individually or combined that is not less than 30 times the monthly rent. The minimum required salary for this property is £49,500 per annum

ENERGY EFFICIENCY & ENVIRONMENTAL IMPACT

Energy Rating D

To view the full EPC for this property, you can access the national database with the following web address: <https://find-energy-certificate.service.gov.uk/energy-certificate/0866-0000-2212-5887-3230>

FLOOR PLAN

These floor plans are for guidance purposes only and are not to scale



LOCATION

This image is for indicative purposes and cannot be relied upon as wholly correct

